



Beautifully presented three storey town house

Perfect for first-time buyers, couples, and families

Popular modern estate built by award winning Storey Homes

Patio doors leading to a landscaped split level garden with composite decking

Sought after location just a short distance to the coast

Stunning open plan kitchen living and dining space to the ground floor

Beautiful first floor lounge with views over the cumbrian fells

Ground floor WC, first floor family bathroom and master ensuite

Three beautifully presented bedrooms

Easy access to Whitehaven town centre

Nestled in the heart of a sought-after modern estate, this stunning three-bedroom house offers a perfect blend of comfort and style across its three floors. The ground floor greets you with a fabulous open plan layout, marrying a sleek modern kitchen - complete with integrated appliances - to a welcoming dining area that leads out onto the rear decking through elegant patio doors, offering a great entertaining space. The attention to detail is evident throughout this immaculate home, which would cater perfectly to couples, first-time buyers, or families looking for their dream home. As you gaze out of the windows, you're treated to expansive views stretching over the serene Cumbrian countryside, encompassing the enchanting fells that encircle the captivating Ennerdale Water.

To the first floor, an inviting lounge awaits you, perfectly positioned to bask in the elevated views that this property has to offer.

The master bedroom has been tastefully adorned with floor-to-ceiling fitted wardrobes and a contemporary ensuite, while two additional bedrooms provide ample space for family or guests. There is a sleek family bathroom to the first floor, while a conveniently located downstairs WC adds an extra layer of practicality to this charming property.

Step outside to find a block-paved driveway providing off-road parking at the front, with a delightful split-level garden at the rear beckoning you to unwind in its tranquil oasis. The rear garden boasts a striking raised composite decking area with glass balustrades, alongside a lower seating space clad in artificial grass with gravelled borders, ensuring minimal maintenance is required for maximum enjoyment.

Situated in the desirable location of Edge Hill, a short drive will lead you to the enchanting coastal village of St Bees, ripe for leisurely strolls along its picturesque beaches. Not far off lies the vibrant centre of Whitehaven, with a wide range of amenities to satisfy your daily needs, in addition to a charming harbour lined with an array of enticing bars, eateries, and cafes for your indulgence. This is not just a house; this is a home, where every corner exudes warmth and elegance, offering a slice of tranquillity within easy reach of all the conveniences you desire.



Selling with First Choice Move

First Choice Move began in 2010 from humble beginnings—from a kitchen table in Egremont. Built on family values, hard work, and a passion for property, we have grown to become the largest estate agency in West Cumbria. As a family-run business, we believe in combining traditional estate agency values with the very latest marketing techniques to ensure every property gets maximum exposure. From high-quality photography, 3D tours, drone photography, videos and professional floorplans to online advertising and social media campaigns, we use a tailored approach to attract the right buyers. Our commitment to excellence has earned us multiple national, industry-recognised awards, a testament to our dedication to delivering outstanding service and results. We are more than just an estate agency—we're a trusted partner for buyers and sellers across West Cumbria, combining innovation with personal service to help you move with confidence.



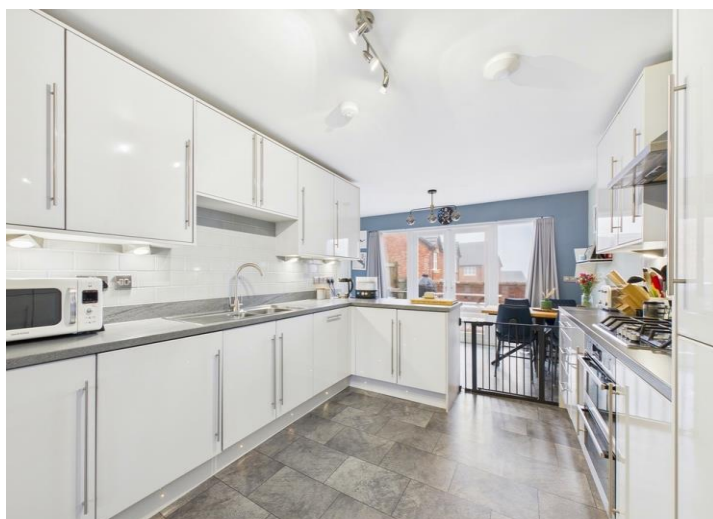
MORTGAGES

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NOTE

Please note that all measurements have been taken using a laser tape measure which may be subject to a small margin of error. Some photos may have been taken with a wide-angle camera lens. First Choice Move has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information supplied by the Seller. The Agent has not had sight of the title documents.

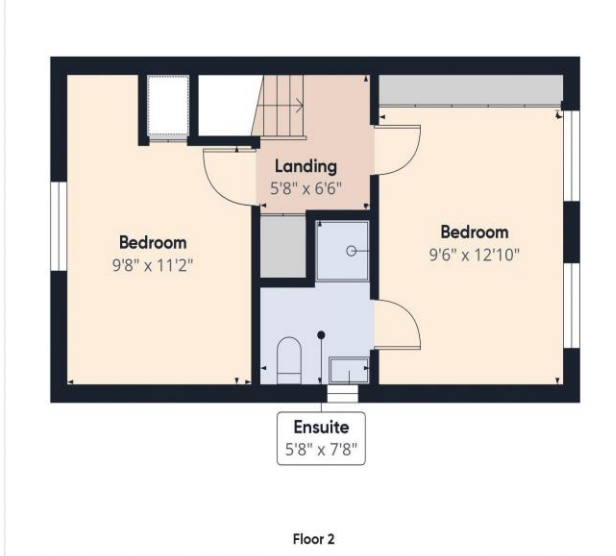
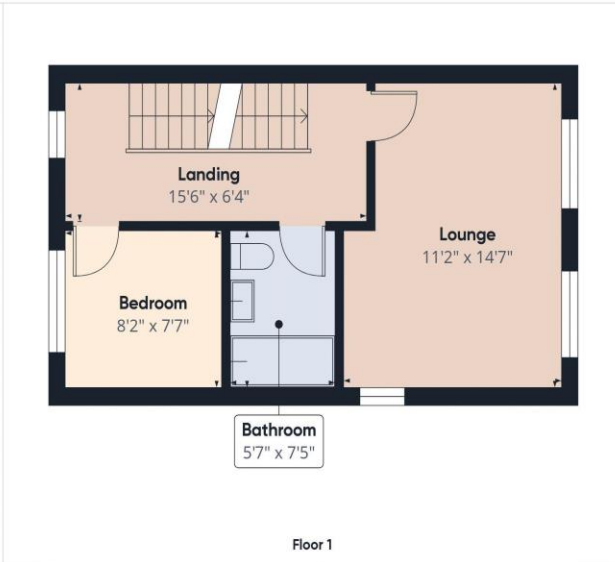




First Choice Move Ltd. registered in England and Wales Number 0767776 VAT number 118201945
Registered office and postal address:
GATE HOUSE, HALLWOOD ROAD, LILLYHALL, WORKINGTON, CUMBRIA. CA14 4JR

Tel: 01900 837 804 Tel: 01946 413 001 Email: admin@firstchoicemove.co.uk www.firstchoicemove.co.uk





Approximate total area⁽¹⁾
1029.89 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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